

TUTBLANX, REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT. 05701

Know All Men By These Presents,

That I, Deborah J. Paradis, of Waterville, Maine, in the County of Kennebec, and State of Maine

005059

NO TRANSFER
TAX PAID

in consideration of One (1) Dollar and other valuable consideration

paid by Michael E. Paradis, of Waterville, in the County of Kennebec, and State of Maine

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Michael E. Paradis

his heirs and assigns forever,

All of my right, title and interest in and to a certain lot or parcel of land with the buildings thereon, situated in said Waterville, and bounded and described as follows, to wit:

Commencing at an iron pipe driven in the ground in the westerly line of a right of way commonly known as Oxford Street, which pipe is located north 23° 54' E, two hundred eighty-eight and eight tenths (288.8) feet from an an iron pipe driven in the ground in the northerly line of Kennebec Street at its intersection with the westerly line of said Oxford Street; thence north 66° 6' west, ninety-one (91) feet to an iron pipe driven in the ground in the easterly line of a right of way; thence north 23° 54' east, seventy-two (72) feet along the easterly line of said right of way to an iron pipe driven in the ground; thence south 66° 6' east, ninety-one (91) feet to an iron pipe driven in the ground in the westerly line of said right of way commonly known as Oxford Street; thence along said westerly line of said Oxford Street, south 23° 54' west, seventy-two (72) feet to the point of beginning. Containing six thousand five hundred fifty-two (6552) square feet more or less and being Lot No. 5 on plan of property of the Lockwood Company, drawn by Edbert C. Wilson, C.E., and dated May 31, 1939, and recorded in the Plan Book 12, Page 63 of the Kennebec County Registry of Deeds.

All compass directions are computed on the true north and not on magnetic north.

Also a right of way in common with the grantor and others on foot or with vehicles southerly from the northerly bound of the property herein conveyed to Kennebec Street along the said right of way commonly known as Oxford Street, which bounds said Lot No. 5 on the east and is forty (40) feet wide; said right of way to extend from the northerly bound of said Lot No. 5 along a strip forty (40) feet wide, south 23° 54' west, to said Kennebec Street.

Also a right of way in common with the grantor and others on foot or with vehicles northerly and southerly to Kennebec Street, said right of way to extend from its intersection with Kennebec Street on the south past the western bound of said Lot No. 5, north 23° 54' east, to its intersection with Kennebec Street on the north and being twenty-five (25) feet wide.

Both said rights of way above described are set forth on the said plan of the Lockwood Company property, drafted by said Wilson.

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Also the right to maintain the sewer as it now exists over Lots Nos. 4, on said plan of E. C. Wilson, C.E., as so much of Lot No. 3 as said sewer shall pass through, provided said sewer draining Lot No. 5 extends through any part of Lot No. 3, with the privilege to enter each and every one of the foregoing lots at reasonable times to make necessary repairs to said sewer, said right to continue as long as the owners of the above described lot shall use such sewer. At the termination of such user all such rights and privileges over said Lots Nos. 4 and 3 shall cease and revert to the previous grantor, its successors and assigns (the then Lockwood Company), in ownership of said Lots Nos. 4 and 3.

Reserving and excepting to the owner of Lot No. 6, as designated on said plan of E.C. Wilson, the right to maintain a sewer as it now exists over the above described lot, with the privilege to enter at reasonable times to make necessary repairs thereto. Said exception and reservation to continue as long as said sewer is required for the purpose to which it is now put. Upon the termination of the use of said sewer by said owners of Lot No. 5, said exception and reservation shall cease and the rights and privileges so excepted shall terminate and vest in the grantee herein, their heirs and assigns.

Excepting and reserving also to the grantor, its agents or employees the right to maintain over the above described lot, water pipes as they now exist with the privilege of entering for the repair thereof. Said reservation and exception to continue in the grantor until the Kennebec Water District, or any other corporation supplying water shall lay mains from which direct connection is made to each building now supplied by water from pipes passing over the above described parcel, at which time said exception and reservation shall terminate and all rights so excepted shall vest in the grantee, their heirs and assigns.

The grantor referred to above was Lockwood Company.

Meaning and intending hereby to convey all my right, title, and interest in and to the above described premises, which premises is described in a certain deed from Romeo G. Picard and Pauline T. Picard to Michael E. Paradis and Deborah J. Paradis dated July 2, 1982 and recorded in the Kennebec County Registry of Deeds, in Book 485, Page 72.

To have and to hold, the same, together with all the privileges and appur-
tenances thereunto belonging, to him the said
Michael E. Paradis, his

heirs and assigns forever. Subject to a first mortgage held by Romeo G. Picard and Pauline T. Picard of Winslow, Maine; also subject to a second mortgage held by the Notre Dame Waterville Federal Credit Union, Waterville, Maine; which mortgages are assumed by Michael E. Paradis and he shall save the grantor harmless from any obligations thereon. **In Witness Whereof,** I the said Deborah J. Paradis, now single and unmarried

~~joining in this deed as Grantor~~, and relinquishing and conveying all my right by descent and all other rights in the above described premises, have hereunto set my

hand and seal this 24

day of March

in the year of our Lord one thousand nine

hundred and eighty-eight.

Signed, Sealed and Delivered
in presence of

Kathy A. Francoeur

Deborah J. Paradis
Deborah J. Paradis



State of Maine, Kennebec } ss.

March 24,

19 88

Personally appeared the above named Deborah J. Paradis

instrument to be her free act and deed.

and acknowledged the above

Before me,

Kathy A. Francoeur

~~Justice of the Peace~~

Notary Public Kathy A. Francoeur



RECEIVED KENNEBEC SS.

1988 MAR 28 AM 9:00

ATTEST: Theresa Ruth Moore
REGISTER OF DEEDS